

CERTIFIED VALUES
REAL ESTATE ASSESSMENTS DIVISION
JAMES CITY COUNTY

| STATISTICAL ANALYSIS | | | | ****CURRENT LAND BOOK STATISTICS**** | | | |
|---------------------------|--|-----------|--|---|----|---------|---|
| TOTAL SAMPLE | | 6 | | | | | |
| TOTAL SALES AMOUNT | | \$850,500 | | ASSESSMENT AREA NO. | | 282700 | |
| TOTAL ASSESSMENT AMOUNT | | \$789,200 | | | | | |
| AVERAGE SALE AMOUNT | | \$141,750 | | | | | |
| MAX SALE AMOUNT | | \$155,000 | | FREQUENCY DISTRIBUTION | | | |
| MIN SALE AMOUNT | | \$135,000 | | <70% | | 0% | 0 |
| AVERAGE ASSESSMENT | | \$131,533 | | 70-79% | | 0% | 0 |
| | | | | 80-89% | | 17% | 1 |
| AGGREGATE RATIO | | 92.79% | | 90-99% | | 83% | 5 |
| MEAN RATIO | | 92.89% | | 100-109% | | 0% | 0 |
| MEDIAN RATIO | | 91.92% | | 110-120% | | 0% | 0 |
| | | | | >120% | | 0% | 0 |
| AVERAGE DEVIATION(MED) | | 3.61% | | | | | |
| COEFFICIENT OF DISPERSION | | 3.92% | | PREDICTIVE VALUES +- 3 STD DEV (99.73%) | | | |
| STANDARD DEVIATION | | 5.00% | | 77.88% | TO | 107.90% | |
| PRD | | 1.001 | | | | | |
| MEDIAN + C.O.D. (100) | | 0.958 | | | | | |

| AREA | PARCEL | DATE | SALE AMOUNT | ASSMT | LAND | IMPROV | RATIO |
|--------|------------|--------|-------------|-----------|----------|-----------|--------|
| 282700 | 3240600021 | Feb-14 | \$138,000 | \$126,300 | \$37,800 | \$88,500 | 91.52% |
| 282700 | 3240600117 | Mar-14 | \$145,000 | \$124,400 | \$37,800 | \$86,600 | 85.79% |
| 282700 | 3240600013 | May-14 | \$155,000 | \$143,100 | \$36,000 | \$107,100 | 92.32% |
| 282700 | 3240600067 | Jun-14 | \$139,500 | \$126,300 | \$37,800 | \$88,500 | 90.54% |
| 282700 | 3240600020 | Jun-14 | \$135,000 | \$134,500 | \$37,800 | \$96,700 | 99.63% |
| 282700 | 3240600002 | Aug-14 | \$138,000 | \$134,600 | \$36,000 | \$98,600 | 97.54% |